

SIGN ORDINANCE #4849 CITY OF GRANITE CITY, ILLINOIS

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SIGN ORDINANCE

ARTICLE I GENERAL PROVISIONS AND DEFINITIONS

Section 1-1 PURPOSE AND INTENT

The purpose of this Sign Ordinance is to establish a comprehensive set of regulations to govern all signs within the City of Granite City with the intention of:

1. Preserving, protecting, and promoting public health, safety, and welfare;
2. Enhancing the economic vitality and aesthetic appeal of this community.
3. Preserving the value of property by assuring the compatibility of street graphics with the surrounding land use;
4. Authorizing the use of street graphics that are compatible with their surroundings and legible in the circumstances in which they are seen;
5. Promoting the effectiveness of signs by preventing their over concentration, improper placement, deterioration, and excessive size and number;
6. Enhancing the flow of traffic and convenience, ease, and enjoyment of travel within the city of Granite City;
7. Protecting travelers in the City of Granite City from injury or damage as a result of distraction or obstruction of vision attributable to signs;
8. Eliminating pedestrian and vehicular traffic hazards;
9. Encouraging flush mounted or monument signs as the preferred signs allowed in the City, except within the "Special Highway and Interstate Districts";
10. Assuring that public benefits derived from expenditures of public funds for the improvement and beautification of street and other public structures as spaces shall be protected by exercising reasonable control over the character and design of sign structures;
11. Providing an improved visual environment for the citizens and visitors of Granite City;
12. Requiring that signs are properly maintained for safety and visual appearance.

Section 1-2 INTERPRETATION

Every provision of this ordinance shall be construed liberally in favor of this municipality, and every requirement imposed herein shall be deemed minimal. Whenever the requirements of this ordinance differ from requirements of any other lawfully adopted ordinance or regulation the more stringent requirement shall prevail. Any illustrations included with this ordinance are informational only.

Section 1-3 SEVERABILITY

If any provision of this ordinance is declared unconstitutional or invalid, that decision shall not affect the validity of the remainder of this ordinance.

Section 1-4 REPEALER

All ordinances or sections of ordinances previously adopted which are found to be in direct conflict with the provisions of this ordinance are hereby repealed with the following exceptions.

1. Madison Avenue Business District "B-1" - Zoning Code Article 11 Section 11-800
2. Historical District - Zoning Code Article 15 Section 15-1500

Section 1-5 EFFECTIVE DATE

This ordinance shall take effect _____.

SECTION 1-6 DEFINITIONS

As used in this Ordinance, the following terms shall have the meanings indicated below:

Adjacent: As applied to real property, adjacent means abutting, having a common lot line or located directly across a street or alley. Contiguous is regarded as adjacent and having a common lot line or district line (without regard to streets, alleys, public right-of-way).

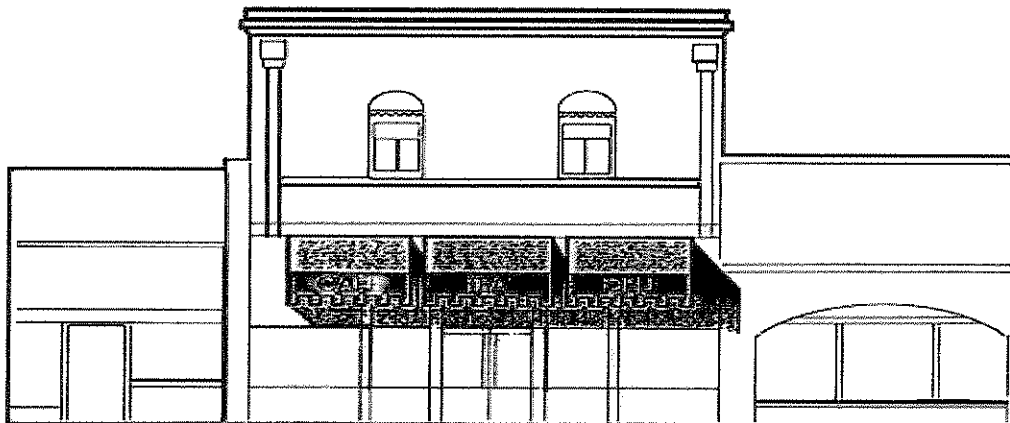
Alter: Means a physical change in a sign or sign support(s) or an addition to a sign or sign support(s). The term "alter" includes renovation, modification, rehabilitation or restoration, but does not include changing the copy on a bulletin board sign, marquee sign, or other legally changeable copy sign.

Amortization: The elimination of non-conforming street graphics over time in accordance with the procedures set forth herein.

Applicant: A person submitting an application, as provided by the Building Department, for a permit, who is the owner of the property on which the sign(s) will be located, or an agent for that owner.

Area: The total exposed surface devoted to the street graphic's message, including all ornamentation, embellishment and symbols, but excluding the supporting structure which does not form part of the sign proper or of the display. The area of a street graphic composed of characters or words shall be the smallest rectangle which encloses the whole group. In the case of a free-standing graphic designed with more than one exterior surface containing a message, the area shall be computed as including only the maximum single display surface which is visible from any one ground position.

Awning: Any structure made of cloth, metal, or other material attached to a building when the same is so erected as to permit its being raised or retracted to a position against the building when not in use or designed to remain stationary.



Banner: Any sign of lightweight fabric or other non-rigid material that is mounted to a pole or a building at one or more edges. National flags, state or municipal flags, or the official flag of any institution or business not exceeding three feet (3') by five feet (5') in dimension shall not be considered banners.

Billboard: A single or double faced street graphic, permanently fixed or placed on the premises, which may have "change-copy", or a street graphic used for the display of messages or advertising not associated with the establishment located on the same premises as the street graphic.

Canopy: A structure, other than an awning, made of cloth, metal or other material with frames attached to a building, or carried by a frame supported by the ground or sidewalk and cannot be retracted.

Changeable Copy Sign: A sign or portion thereof with characters, letters or illustrations that can be changed or rearranged automatically or manually without altering the face or surface of the sign. Time, temperature and gas station price signs are excluded from this definition.

Contiguous: (See Adjacent)

Erect: Means to build, construct, install, attach, place, inscribe, suspend or affix.

Establishment: Any one of the following:

1. A single-family residential unit.
2. a multiple-family building or residential development having a frontage on a public street or roadway.
3. An institutional, business, commercial or industrial activity that is the sole occupant of one (1) or more buildings having at least one (1) frontage on a public street or roadway.
4. An institutional, business, commercial or industrial activity that occupies a portion of a building such that:
 - a. The activity is a logical and separate entity from the other activities within the building and not a department of the whole.
 - b. The portion of the building that is occupied by the activity has a clearly defined frontage on a public street or roadway or to the common parking area of a commercial center.
 - c. The activity has either a separate entrance from the exterior of the building, or a separate entrance from a common and clearly defined entryway that has direct access from the exterior of the building
 - d. The activity is located on any floor of the building.

Exempt Graphics: Street graphics not subject to the regulations of the Granite City Sign Code per Article II, Section 2-9.

Flush-Mounted Graphics: Any street graphic attached to, erected against, or painted on a wall of a building or structure with the exposed face of the graphic in a plane approximately parallel to plane of the wall and not projecting more than twelve (12) inches.

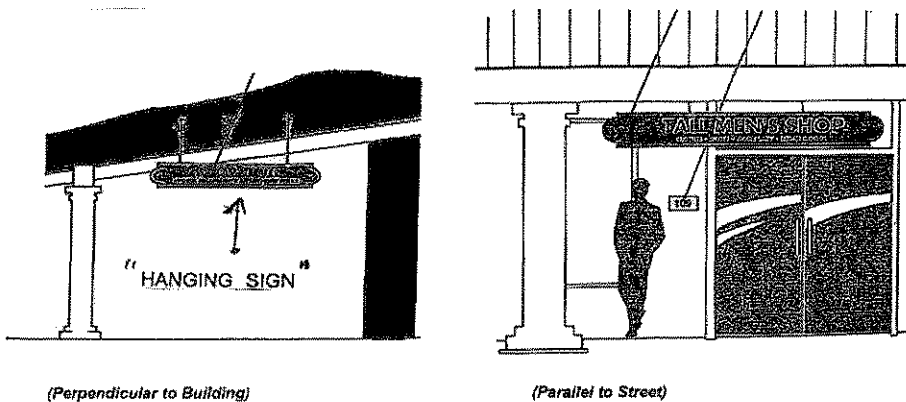
Free-Standing Graphic: A street graphic supported by one (1) or more uprights, poles or braces placed in or upon the ground; or a street graphic supported by any structure

erected primarily for the display and support of the street graphic.

Frontage: The linear extent of a lot abutting a street or public roadway, or the linear extent of an establishment abutting a public parking area if said establishment has no street frontage.

Graphic: See "Street Graphic".

Hanging Sign: A sign suspended from, and located entirely under a covered porch, covered walkway, or an awning.



Inflatable Sign: A sign or display which uses air contained within a balloon type device used for the purpose of drawing attention or advertising a product.

Inspector: As used in this ordinance "inspector" refers to the Zoning Administrator, the enforcement officer for this ordinance, and/or the Building Inspector.

LED: Light Emitting Diode. An electronic light source emitting energy in the form of light. LEDs may have text, video or image display.

Logo: An identifying symbol or registered trademark.

Lot: A tract of land intended as a unit for the purpose of transfer of ownership or development.

Lot Line: Any boundary (front, side, or rear) of any lot.

Major Repair: Any repair or reconstruction of a sign or sign support(s) necessitated by damage due to normal deterioration or by acts of nature which involves the actual sign enclosure, its structural attachment(s) or support(s), or its electrical connection(s). This does not include repainting or general upkeep.

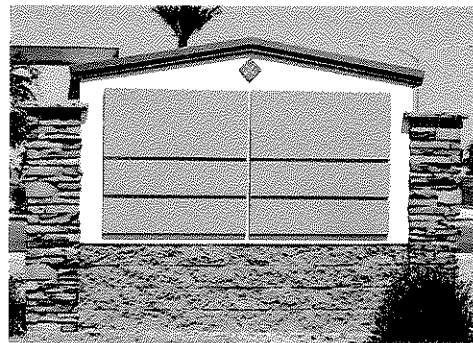
Marquee: Any hood of permanent construction projecting from the wall of a building but not supported by the ground or sidewalk, serving the purpose of providing shelter and protection from the weather.

Message: A communication of identification or advertising information visually depicted, which may consist of words abbreviations, numbers, symbols, pictures, geometric shapes or video.

Mobile or Portable Message Signs: A term commonly used to mean any street graphic not designed to be permanently attached to a building or anchored to the ground and designed to be moved from place to place. These signs primarily include but are not limited to signs attached to wood or metal frames designed to be self-supporting and moveable; paper, cardboard or canvas signs wrapped around supporting poles. A service station price-per-gallon sign shall not be considered mobile, portable, or an electronic changing message sign.



Monument Sign: A free standing graphic placed on or near the ground up to seven feet (7') tall.



Multi-tenant Facility Identification Sign: Any sign identifying a multi-tenant residential building or group of buildings that is under one single ownership or control, that provides common off-street parking facilities, and that is occupied by two or more residential units.

Neon Tube Illumination: A light source supplied by a neon tube which is bent to form letters, symbols or other shapes.

Non-Conforming Signs: Any sign that was lawfully erected but no longer conforms to the requirements of this Ordinance.

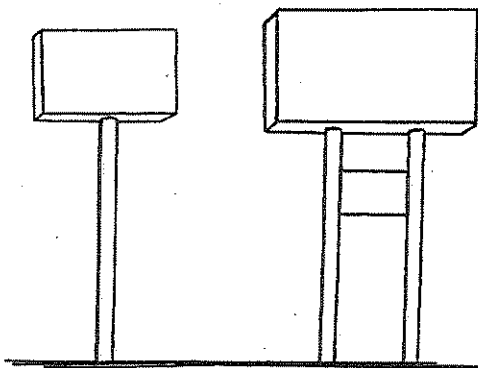
Off-Premise Graphic: A graphic which contains a message unrelated to the business or activity conducted upon the premises where such graphic is located.

On-Premise Permanent Sign: A sign pertaining only to the use of the premises on which the sign is located and containing the name of the business or logo, as the predominate feature, and any of the following:

- 1) The name of the owner, occupant, management or building;
- 2) The address;
- 3) The type or types of products offered; and
- 4) Other similar information.

Original Operating Condition: The condition and function of the sign as it was originally built or first erected.

Pole Sign: A free standing sign supported by one or more uncovered or exposed uprights. Any sign over seven feet (7') tall is a pole sign.



Portable Signs: See Mobile or Portable Message Signs.

Projecting Graphic: A sign attached to a building or other structure and extending in whole or in part more than fifteen inches (15") beyond the building.



"PROJECTING SIGN"

Reconstruct: To erect a street graphic after it has been damaged or destroyed.

Refacing: The process of manually replacing the sign copy, message, graphic or logo on a sign without altering or removing the structure to which the sign face is attached.

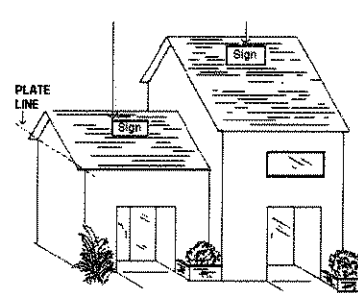
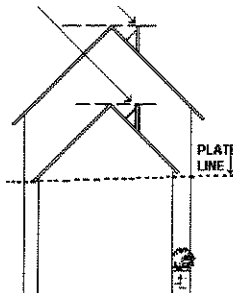
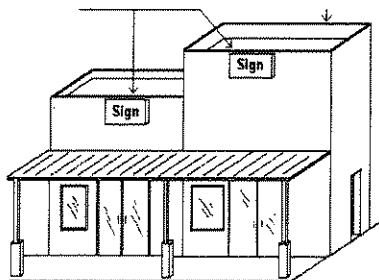
Relocate: To move a street graphic to another portion of the premises or to different premises.

Replace: To substitute a street graphic for an existing street graphic or the face of the sign without changing the structure.

Roof Line: Either the edge of the roof or the top of the parapet, which ever forms the top line of the building silhouette; and where a building has several roof levels, this roof or parapet shall be the one belonging to that portion of building on whose wall the street is located.

Roof-Mounted Graphic: Any street graphic erected, maintained, or displayed on the roof of any building. See Roof Sign.

Roof Sign: An attached sign extending above the plate line or on the parapet of a building or structure.



Shopping Center: Multi-tenant commercial building or group of buildings with common ownership.

Shopping Center Identification Sign: Any sign identifying a building or group of buildings that is under single ownership or control, that provides common off-street parking facilities, and that is occupied by two or more retail sales establishments.

Sign: A sign is any object, device, display or structure or part thereof situated outdoors which is used to advertise, identify, display, or attract attention to an object, person, institution, organization, business, product, service or event by any means including words, letters, figures, designs, symbols, fixtures, colors, motion, illumination or projected images. The term "sign" includes, but is not limited to, every projecting sign; free-standing sign, window sign, awning, canopy, marquee sign; changeable copy sign; illuminated sign; moving sign; temporary sign; portable sign; pennants, banners, streamers or other display in view of the general public.

Sign Area: The area of the square or rectangle that would completely enclose all parts of a sign including the background. Calculated by multiplying the longest length by the longest height of the sign.

Street Graphic: Any on-premises identification or advertising sign and any billboard or off-premise advertising or identification sign, visible from the public right-of-way of any street or roadway or from any parking area used by the general public.

Temporary Street Graphic: Any street graphic, banner, pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without frames, for use for a set limited period of time.

Three Dimensional Street Graphic: Street graphics of unusual shapes such as globes, cylinders, or pyramids, shall be considered three dimensional street graphics. The area of the street graphic shall be computed as one half ($\frac{1}{2}$) of the total exposed surface.

Time and Temperature Sign: A sign whereon the time and/or temperature is indicated by intermittent lighting and limited to the numerals indicating the time and/or temperature.

Unightly or Unkempt Signs: A sign that is clearly in disrepair, is missing part of its copy, has letters or other copy that are broken, missing or so faded that they are difficult to read from the street, is not securely affixed to either the ground or some other supporting structure, contains an illegible message, contains rust or peeling or flaking paint, or has damage to its face which is clearly visible from the street.

Variance: A relaxation of the requirements of this ordinance that are applicable to a particular street graphic.

Window: An opening in the wall of a building containing transparent or translucent material such as glass.

Window Graphics:

1. PERMANENT: Any graphic visible from the exterior of a building or structure which is painted, attached, otherwise affixed to a window for the specific purpose of informing the passer-by of the identity of the proprietor or business, or of the permanent product or service which can be obtained on the premises.
2. TEMPORARY: Any graphic visible from the exterior of a building or structure which is painted with paint that can be washed off, or placed on paper which is attached or otherwise affixed to a window for the temporary purpose of informing the public of a product or service for a limited period of time.

ARTICLE II GENERAL REGULATIONS & RESTRICTIONS

Section 2-1 GRAPHIC AREA CALCULATIONS

The area of any street graphic shall be calculated as follows:

- A. If the graphic is enclosed by a box or outline, the total area contained within that outline, including the background, shall be deemed the graphic area.
- B. If the graphic consists of individual letters, parts or symbols, only the area of the one imaginary square or rectangle which would completely enclose all the letters, parts or symbols shall be deemed the graphic area.
- C. Only one (1) side of any double facing graphic shall be considered for purposes of area calculation.
- D. The area of street graphics of unusual shapes such as globes, cylinders, or pyramids shall be computed as one-half of the total of the exposed surfaces.

Section 2-2 GRAPHIC AREA ALLOWANCE

Within the limitations and restrictions as further provided in this ordinance, the total of the areas of all street graphics which an establishment is permitted to display, shall be computed according to district regulations set forth in Article III - District Regulations.

Section 2-3 ILLUMINATION

Illumination of street graphics is permitted, subject to the following requirements:

- A. Only white light is permitted in residential zoning districts.
- B. No red, yellow, orange, green or other colored light shall be used at any location in such a manner as to interfere with, mislead or confuse traffic.
- C. Beacon lights and illumination by flame are prohibited.
- D. The light from any illuminated graphic shall be shaded, shielded, or directed so that the light intensity or brightness avoids the creation or continuation of any nuisance or traffic hazard.
- E. No exposed reflective type bulb or incandescent lamp which exceeds fifteen (15) watts shall be used on the exterior surface of any graphic in such manner as to

expose the face of the bulb, light or lamp to any public street or adjacent property. Strobe lights are prohibited.

Section 2-4 MOVEMENT PROHIBITED

No street graphic which mechanically revolves, rotates, or moves in any manner shall be permitted anywhere in the City.

Section 2-5 STRUCTURAL REQUIREMENTS

- A. Every street graphic structure shall be designed and constructed in a safe manner and shall conform to the City's Municipal Codes and building codes as adopted by the City.
- B. All street graphics in which electrical wiring and connections are installed shall conform to the applicable provisions of the City's electrical codes and National Electrical Code (NEC) as adopted by the City.

Section 2-6 MAINTENANCE REQUIREMENTS

- 1. The owner of a street graphic or other sign shall maintain the graphic or sign in a neat, safe and original operating condition. All signs and related structures shall be maintained in good repair, free of rust, peeling, flaking, fading, broken or exposed wiring, broken or cracked surfaces, and broken or missing letters. All signs and related structures shall be maintained in a safe, clean and attractive condition. Original Operating Conditions will be illustrated as follows:
 - a. Illuminated Graphics: Lamps are to be operating, enclosed signs water tight, no breaks, cracks or missing sections in panels, metal portions are to be free of rust and peeling paint, uprights kept plumb, deteriorated wiring replaced, and no temporary wiring is permitted. Replacement parts and repairs are to be restored to as close to the original approved graphic as reasonably possible.
 - b. Non-Illuminated Graphics: All faded, warped, delaminated, peeled and peeling paint, rotted wood, and leaning or non-plumb conditions are to be restored. Replacement parts and repairs are to be restored to as close to the original approved graphic as reasonably possible.
- 2. If it is found that a street graphic or other sign is not properly maintained as stated here, then the owner of the street graphic or other sign shall

have thirty (30) days to make repairs on the sign or be fined not less than \$100 or more than \$500 per day.

3. Non-Conforming Signs that are in need of major repairs shall be brought up to conformity or removed at the owner's expense.

Section 2-7 OBSTRUCTIONS PROHIBITED

No street graphic shall be erected, relocated or maintained so as to prevent free access to, or egress from any door, window, fire escape, escape ladder, driveway or opening intended to provide light, air, access or egress for any building or premises. No street graphic of any kind shall be attached to a standpipe or fire escape.

Section 2-8 GRAPHICS NOT TO CONSTITUTE TRAFFIC HAZARDS

No street graphic shall be erected or maintained in such a manner as to be likely to interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device as determined by the City Engineer.

Section 2-9 OTHER PROHIBITED GRAPHICS

The following street graphics are prohibited everywhere in the City:

- A. Street graphics of the type commonly referred to as mobile or portable message signs. (Free standing signs must have proper footings and construction, determined by the Zoning Administrator).
- B. Graphics which contain or consist of posters, pennants, ribbons, streamers, strings of light bulbs, spinners, or similar devices except during grand opening. (Exempted Graphics Section 2-10)
- C. Graphics which are attached to any tree, fence, or public utility pole, other than warning signs issued by public utilities.
- D. Graphics or signs (including the post(s) or other support(s) there for which advertise or identify an activity, business, product, or service no longer conducted, in excess of thirty (30) days, on the premises on which the graphic or sign is located.
- E. Roof-mounted signs.
- F. Pole Signs.

Section 2-10 EXEMPTED GRAPHICS

The provisions of this Ordinance shall not apply to the following street graphics, and the area of such graphics shall not be charged against the total graphics area allowance for any establishment:

- A. Traffic or Other Municipal Street Graphics such as railroad crossing signs, legal notices, and such temporary emergency signs as may be authorized by the City Council.
- B. Signs of Public Utility Companies indicating danger or which serve as an aid to public safety or which show the location of underground facilities or of public telephones.
- C. Directional, Informational or Public Service not exceeding two (2) square feet in area, erected for the convenience of the public, such as signs identifying entrances, exits, parking areas, no parking areas, rest rooms, public telephones, walkways and similar features or facilities.
- D. Menu boards not to exceed six feet from ground or 32 square feet in area.
- E. Signs Located in the Interior of Any Building or within an enclosed lobby or court of any building or group of buildings, which signs are designed and located to be viewed exclusively by the patrons of such buildings.
- F. No Trespassing Signs or other such signs regulating the use of a property, such as no hunting and no fishing, of no more than two (2) square feet in area.
- G. Graphics Advertising a Public Entertainment or Event. Such graphics shall be displayed only at locations (approved by the City Council) and only during the time period approved by the City Council. Said time period shall not be longer than fourteen (14) days before and two (2) days after the event.
- H. Flags of any country, state or unit of local government
- I. Real Estate
 - 1. Real estate signs not extending outside the property line and not more than 6 square feet per face in area which indicate the sale, rental or lease of the premises upon which said signs are located. No more than one (1) real estate sign per street side shall be placed on any lot. Temporary "open house" signs may be placed on the same lot side as the for sale sign. Sold signs are allowed to be posted on a for sale sign until premises is occupied.

2. Any public event, such as an open house – banners may be displayed 14 days before and 2 days after the event.
 3. Temporary special occasion for-sale signs will be allowed, up to sixteen (16) square feet, by permit obtained from the zoning administrator and/or building inspector.
 4. Commercial buildings over 10,000 square feet in floor space may have 4' x 8' for sale signs on each side of the building facing a street.
- J. Residential Development Identification Signs at major entrances designed to identify a residential subdivision, apartment complex, or planned unit development; containing no commercial advertising; and not exceeding thirty-two (32)square feet in area.
 - K. Construction Signs identifying the architects, engineers, contractors and other individuals or firms involved with the construction, and/or announcing the character of the building enterprise, or the purpose for which the building is intended, but not advertising any product. Such signs shall not exceed thirty two (32)square feet in area, shall be confined to the site of the construction, and shall be removed within ten (10) days after the beginning of the intended use of the project.
 - L. Memorial Signs or tablets, names of buildings and date of erection when cut into any masonry surface or inlaid so as to be part of the building or when constructed of bronze or other incombustible material.
 - M. Signs of Historical Societies containing no advertising and not more than 5 square feet in area.
 - N. Bulletin Board not over 16 square feet in area for a public, charitable or religious institution, when located on the premises of such institution and not obstructing vision of motorists.
 - O. Temporary Graphics advertising a sale or similar temporary activity provided that said graphics shall not be displayed longer than seven (7) days at any one time, nor more than four (4) times in any calendar year.
 - P. Grand Openings - new business graphic "30 day maximum"
Grand openings of a new business which have received a proper business permit may have Graphics which contain or consists of banners for 30 days - to be removed no later than 2 days after the event.
 - Q. Banners - The purpose of banners on streetlight standards is to call attention to community activities, institutions or important milestones. Their purpose is not to

advertise individual businesses or to sell merchandise, products or services. The city, at its discretion, may allow not-for-profit and non-commercial organizations to erect banners two weeks before an event (such as the Shriner's Parade).

- R. Community Service Graphics by local civic organizations publicizing themselves, not to exceed fifty (50) square feet in area and not obstruct vision of, or create hazard to, pedestrian and vehicular traffic.

Section 2-11 GENERAL PROHIBITIONS

Any sign or other street graphic not expressly permitted by this ordinance shall be deemed prohibited unless a variance is issued.

ARTICLE III GRAPHICS CONTROLS BASED ON TYPE OF ESTABLISHMENT, ZONING OR DISTRICT

Section 3-1 SCOPE AND APPLICABILITY

- A. No street graphic shall be erected in any zoning district of the City in violation of the provisions of this Ordinance unless, the City Council approves by Ordinance additional sign regulations for the new or modified district.
- B. Whenever any establishment or use is permitted in more than one (1) zoning district, the provisions of the section of this Article applicable to such establishment or use in the most restrictive district in which it is permitted shall apply.
- C. If an establishment has frontage on two (2) or more streets, each side having such frontage shall be considered separately for purposes of determining compliance with the provisions of this Ordinance.
- D. If an establishment has multiple frontages, the area allowances for street graphics shall not be aggregated so as to permit such establishment to display on any one frontage a greater area of graphics than would otherwise be permitted.
- E. For purposes of computing the permitted total graphics area allowances, the side of an establishment adjacent to an off-street parking area shall not be deemed frontage unless the establishment has no other frontage.

Section 3-2 AGRICULTURAL DISTRICTS

No signs or other street graphics, shall be erected in Agricultural Districts except as provided in Section 2-10 Exempted Graphics.

Section 3-3 RESIDENTIAL DISTRICTS

Section 3-3.1 Residential, R-1, R-2, & R-3 District Regulations:

No signs or other street graphics, shall be erected in any R-1, R-2, or R-3 (single-family), residential zoning district. Permitted signs are limited to address and name of the occupant. Only those street graphics exempted from the provisions of Article II, Section 2-9 shall be permitted.

Section 3-3.2 Residential, R-4, R-5, & R-6 District Regulations:

No signs or other street graphics, shall be erected in any R-4(two-family), R-5(multi-family), or R-6 (mobile home park) residential zoning district. Permitted signs are limited to address and name of the occupant. Only those street graphics exempted from the provisions of Article II, Section 2-10 shall be permitted. Furthermore:

- a. On any building or premises used solely as a residence by more than one (1) family, the total of the areas of all street graphics shall not exceed four (4) square feet.
- b. On all other permitted establishments, the total of the area of all street graphics shall not exceed twenty (20) square feet.

Section 3-3.3 Planned Unit Development Residential R-7 District Regulations

Any sign that is permitted within a R-1, R-2, R-3, R-4, R-5 or R-6 district can be permitted within the R-7 district at the discretion of the Plan Commission.

SECTION 3-4 COMMERCIAL DISTRICTS

Section 3-4.1 Commercial C-1, C-2, and C-3 District Regulations:

A. Flush-mounted signs:

1. Shall not project more than twelve (12) inches from the wall or surface to which it is attached (if such wall/surface is not vertical, the projection shall be measured from the closest point of the wall/surface to the sign);
2. Shall not extend more than one and one half (1.5) feet above the roof plate of the building to which said sign is attached.
3. Sign area allowance: A maximum of one (1) square foot of sign area shall be permitted per two (2) lineal feet of building frontage.

B. Monument signs:

1. Shall be limited to two (2) sides.
2. Shall not exceed seven (7) feet in height from the average ground elevation of the lot.
3. Shall not exceed fifty-six (56) square feet in total area per side. Both sides

may be used for graphics.

4. Shall be set back a minimum of five (5) feet from the front property line and a minimum of (5) five feet from the side property line.
5. Shall not create a hazard or impede pedestrian or vehicular traffic.

Section 3-4.2 Commercial, C-4 & C-5 District Regulations:

- A. Free standing monument and flush mounted signs are allowed in C-4 and C-5. The total height of signs shall not exceed 25 feet. The permitted total of all street graphics which any establishment may display on each street on which it has frontage shall not exceed one hundred fifty (150) square feet, even in the least restrictive zoning district. Roof mounted signs are not allowed.
- B. Sign area allowance: A maximum of one (1) square foot of sign area shall be permitted per two (2) lineal feet of building frontage.

Section 3-4.3 Planned Unit Development C-6 Commercial District Regulations

Any sign that is permitted within a C-1, C-2, C-3, C-4, or C-5 district can be permitted within the C-6 district at the discretion of the Plan Commission.

Section 3-4.4 A Shopping Center

- A. As an entity may erect an identification sign in accordance with the provisions of this ordinance if the total gross floor area of all the establishments located in the center exceeds one hundred thousand (100,000) square feet. Shopping centers of less than 100,000 square feet in area are to conform with C-4 and C-5 graphic area allowances. A shopping center identification sign shall not exceed 300 square feet in area or exceed 25 feet in height.
- B. Sign area allowance: A maximum of one (1) square foot of sign area shall be permitted per two (2) lineal feet of building frontage.

SECTION 3-5 WAREHOUSE/INDUSTRIAL DISTRICTS M-1, M-2, M-3, M-4 and M-5

Free standing and flush mounted signs are permitted in the Industrial Districts. Roof mounted signs are not permitted. The height limit of free standing signs shall be 25 feet. The permitted total of the areas of street graphics in M districts which any establishment may display on each street on which it has frontage shall not exceed one

hundred fifty (150) square feet, even in the least restrictive zoning districts.

SECTION 3-6 ALL DISTRICTS

All permitted graphics shall conform to every applicable requirement of this Ordinance.

ARTICLE IV SPECIAL HIGHWAY DISTRICT & SPECIAL INTERSTATE HIGHWAY DISTRICT

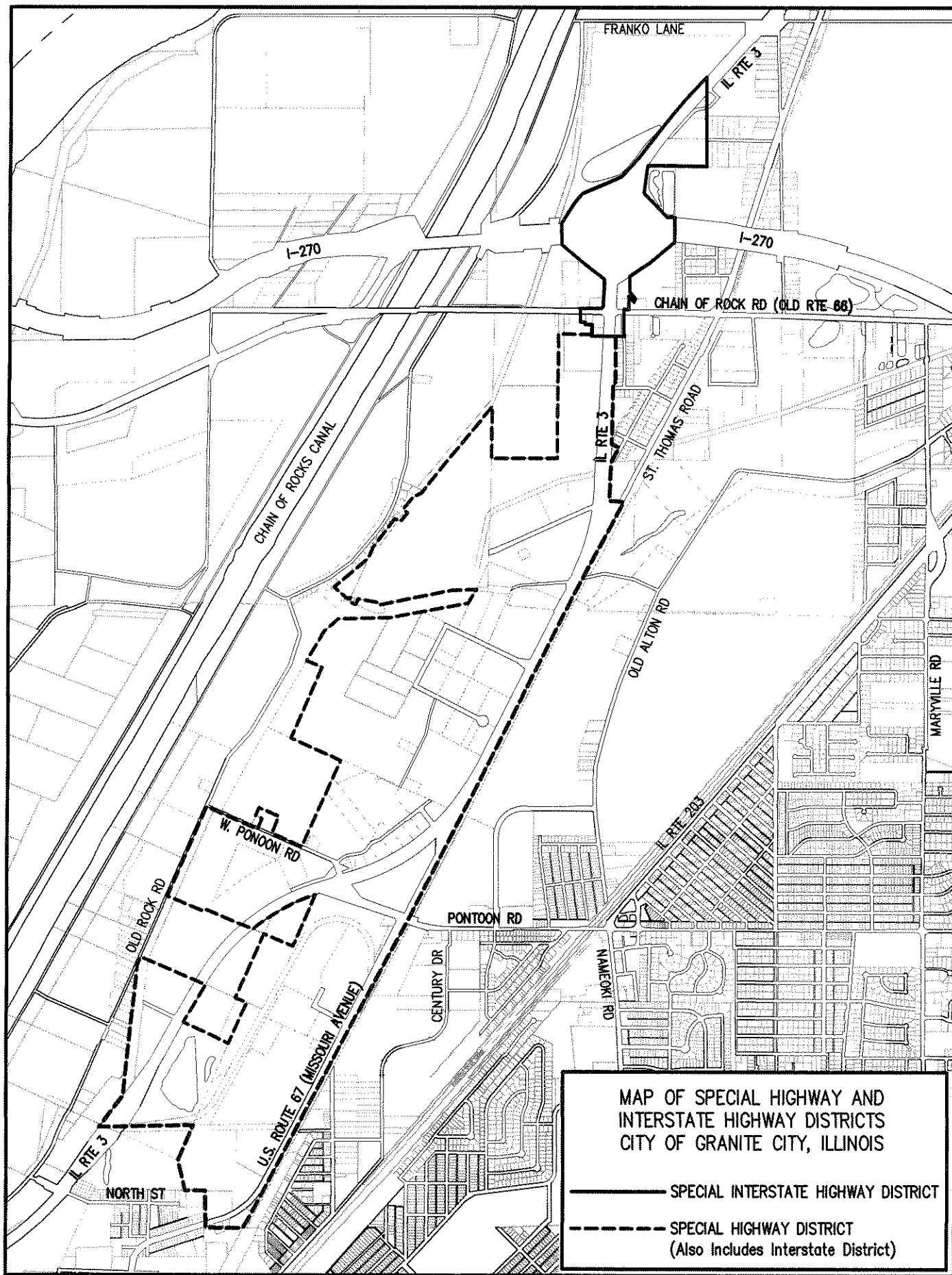
A. All provisions of this Ordinance shall be applicable in the Special Highway District and the Special Interstate Highway District with the following exceptions:

1. Free Standing
 - a. not more than 35 feet above the ground
 - b. not more than 150 square feet in area.
2. Total sign area shall be one and one-half (1 ½) square feet of sign area per linear foot of building frontage, not to exceed 400 square feet.

B. District Defined:

The Special Highway District is defined to contain all property located within a one-half mile radius of the intersection of an interstate exit ramp and an adjoining State Highway.

Refer to Plat 1- Map of Special Highway & Special Interstate Highway District.



ARTICLE V REGULATIONS PERTAINING TO CERTAIN TYPES OF GRAPHICS

Section 5-1 SCOPE

Every street graphic or sign which an establishment displays shall, at a minimum, conform to the applicable requirements of this Article. Provided, that whenever more stringent regulations based on the type of establishment to which such graphic is appurtenant or the zoning district in which the establishment is located (See Article III), are applicable, such regulations shall prevail.

Section 5-2 FLUSH-MOUNTED GRAPHICS

Flush-mounted graphics are the preferred type. Flush-mounted graphics shall:

- a. Project no more than twelve (12) inches from the wall or surface to which it is attached. If such wall or surface is not vertical, the projection shall be measured from the closest point of the wall or surface to the street graphic; or
- b. Not extend above the roof line.

Section 5-3 PROJECTING GRAPHICS

No free standing graphic shall project into the public Right-of-Way except buildings that can not meet set back requirements. On such buildings size is limited to two (2) foot by three (3) foot projecting graphic and must meet all bonding and construction requirements set forth below.

Section 5-4 FREE STANDING GRAPHICS

In any zoning district, no establishment or shopping center shall have more than one (1) free standing graphic per street front. Free-standing graphics shall comply with all of the following regulations:

- a. No free-standing graphic shall project into the public right-of-way.
- b. Free-standing graphic shall not be closer than five (5) feet to any side lot line.

Section 5-5 WINDOW GRAPHICS

Industrial, commercial or institutional establishments may be allowed to display window graphics. Window graphics shall cover no more than 50% of the glass area and shall be

done in a workmanship like manner.

Section 5-6 AWNING, CANOPY, AND MARQUEE GRAPHICS

No establishment shall have more than one (1) awning, canopy, or marquee graphic per street front. An awning, canopy, or marquee graphic may be painted on or affixed directly to such structure, or may be suspended below it. Any awning, canopy, or marquee graphic shall:

1. Be at least eight (8) feet above the ground or pavement;
2. Comply with the graphic area allowance as per Article II and District Regulations per Article III.
3. Be a maximum of one hundred (100) square feet in area.

Section 5-7 BILLBOARDS

- A. No billboard or other off-premises advertising graphics shall be erected in the City of Granite City after the effective date of this Ordinance.
- B. Any lawful previously permitted billboard which exists on the effective date of this Ordinance may lawfully remain subject to the following conditions:
 1. Enlargement or Alteration. No such billboard shall be enlarged or altered in any way which increases its nonconformity.
 2. Relocation. No such billboard shall be relocated.

Section 5-8 POLE SIGNS

- A. No new pole signs shall be erected.
- B. No permits shall be issued for any new or existing pole signs.
- C. Any pole sign existing on the effective date of this ordinance may lawfully remain subject to the following provisions:
 1. The pole sign shall not be enlarged or altered in any way.
 2. The pole sign shall not be relocated.
 3. There is no change in ownership of the business, property, or sign itself.

- D. In the event a business should close, all pole signs must be removed at the business owner's expense within 30 days of closing. If the sign has not been removed within 60 days, the City may remove the sign and the business and/or property owner shall be subject to the provisions of Article VI, Section 6-11 of this Sign Ordinance #4849, "Removal by City, Reimbursement for Costs".
- E. Any pole sign which is destroyed or damaged to an extent greater than fifty percent (50%) of its value, which shall be determined by the Graphic Review Board, shall be removed.
- F. Any pole sign that becomes derelict, unkempt, or unsightly to the point that the sign requires major repairs to be brought back to the original condition, which shall be determined by the Graphic Review Board, shall be removed.

Section 5-9 LIGHT-EMITTING DIODE SIGNS (LED)

- A. LED signs must be monument style only.
- B. The sign must not exceed a maximum of 7 feet high by 8 feet wide including the base, with a cabinet size of 2 feet by 8 feet, with a raceway of 1.5 feet by 7 feet.
- C. Only one sign is allowed per frontage.
- D. All signs must be set-back at least 5 feet from the property line, and there must be a clear view of pedestrian and vehicular traffic. The safety of same shall be determined by the Zoning Administrator.
- E. No LED signs shall be located within 500 feet of a residential property.
- F. The light from any illuminated graphic shall be shaded, shielded, or directed so that the light intensity or brightness avoids the creation or continuation of any nuisance or traffic hazard.
- G. The Building and Zoning Department shall enforce compliance with the above restrictions and shall determine if a certain sign is in violation of the restrictions.

Section 5-10 BOND

Each person or corporation maintaining a projecting sign, an awning, canopy, or marquee sign, a billboard, or a pole sign shall file each year on January 1st with the City Clerk (with the business license) a bond or indemnity policy in the sum of \$1000,000, conditioned to indemnify the municipality for any loss or damage, or liability that may result from the construction or maintenance of the above. Such bond or

policy shall have such sureties as may be approved by the council; provided, that if a blanket indemnity insurance policy against any loss or liability due to such awnings, canopies, projecting signs and marquees is secured by the municipality, no such bond shall be required.

ARTICLE VI ADMINISTRATION

Section 6-1 ENFORCEMENT

The Zoning Administrator and/or Building Inspector is hereby authorized and directed to diligently enforce every provision of this Ordinance, except those provisions which specifically delegate certain duties to other city officers or boards. No order for correction of any violation under this Ordinance shall be issued other than by the enforcement officer.

Section 6-2 INSPECTION

- A. The Inspector (enforcement officer), or his/her agents, shall, upon complaint, inspect a street graphic in order to ascertain whether it complies with the provisions of this Ordinance.
- B. The Inspector is authorized to enter in or upon any establishment, building, or premises at any reasonable time for the purpose of discharging his/her duties under this Ordinance.
- C. The owner, occupant, or person in charge of every establishment, building, or premises shall give the Inspector free access thereto at any reasonable time upon display of proper identification in order to allow him/her to perform his/her duties under this Ordinance.

Section 6-3 blank

Section 6-4 PERMIT REQUIRED

No street graphic, except those exempted from the provisions of this Ordinance, shall hereafter be erected, altered, or relocated without a permit issued by the Inspector. It shall be unlawful for any person to erect, perform major repairs, alter, move, replace, or otherwise change a sign requiring a permit from the City of Granite City without first obtaining a permit from the Inspector. An application for a permit shall be submitted to the Inspector and shall include the information required by Section 6-5. Permits are **not** transferable.

Graphics or signs erected unlawfully shall be removed by the owner or at the owner's expense and may be fined up to \$750 per day until the sign is removed.

Section 6-5 APPLICATION FOR PERMIT

See attached Application.

Section 6-6 ISSUANCE OF PERMITS

Upon the filing of an application for a street graphic permit, the Inspector shall examine the plans and specifications, the premises upon which it is proposed to erect the street graphic and other data. The sign must contain the name of the business and be the predominate information on the sign.

If it appears that the proposed graphic is in compliance with all applicable requirements of this Ordinance, he shall issue the permit; if not, he shall state in writing his reason(s) for denial within fourteen (14) days of the date of application. Any permit issued shall become invalid if the authorized work is not commenced within six months after issuance of the permit, or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work.

Section 6-7 PERMIT FEES

Before a permit is granted the applicant shall pay the prevailing permit fee.

\$80 per sign, plus \$2 per square foot of sign area, plus \$20 electrical inspection fee if required.

Section 6-8 blank

Section 6-9 NON-CONFORMING STREET GRAPHICS

- A. Non-Conforming street graphics may be continued except as otherwise provided in this Ordinance. A street graphic previously constructed in compliance with existing ordinances or regulations is or becomes "non-conforming" if it is not in conformance with the provisions of this Ordinance on either of the following dates:
 - 1. The date of the original enactment; or
 - 2. Any date on which this Ordinance is amended.
- B. Any non-conforming street graphic or other sign that is non-conforming on the effective date of this ordinance or any amendments to this ordinance shall either be removed or made to comply with this ordinance within three (3) years of the

effective date of this ordinance or any amendments to this ordinance, and during the pendency of this three (3) year period such non-conforming graphic or sign shall not be:

1. Changed to another non-conforming sign graphic (provided that changing the message on a changeable copy sign shall not be deemed a violation of this provision); or
2. Structurally altered so as to prolong the life of the street graphic; or
3. Expanded; or
4. Re-established after its discontinuance for thirty (30) days; or
5. Moved in whole or in part to another location unless said sign, and the use thereof, is made to conform to every applicable provision of this Ordinance; or
6. Re-established after damage or destruction in an amount exceeding fifty (50%) percent of the initial value of the street graphic as determined by the Inspector; or
7. Transferred in ownership in whole or in part.

Section 6-10 UNSAFE OR UNLAWFUL STREET GRAPHICS

1. Whenever the Inspector determines that any sign or supporting structure in the City is unsafe, unlawful, endangers life or property, is unsightly or unkempt, or is not being maintained in good repair, a notice shall be sent to the owner or person in charge of the sign, that the sign be made safe, repaired, or removed.
2. The notice shall state that the sign has been declared unsafe, unlawful, unsightly or unkempt, or not in original operating condition, and shall state the violations, penalties, and corrective action needed and that it must be altered, removed or repaired within a specified time.
3. The owner or persons in charge of the sign shall have thirty (30) days from receipt of such notice in which to comply.

Section 6-11 REMOVAL OR REMEDY BY CITY, REIMBURSEMENT

- A. If, after sixty (60) days from the date of service, the person receiving the notice required by Section 6-10 has not complied therewith or appealed the decision

that an unsafe, unlawful, unsightly or unkempt condition exists, the Inspector shall proceed to remedy the condition or remove the sign.

- B.
 - 1. Any expense incurred by the City pursuant to such remedial action or removal shall be billed by first class mail to the owner, agent or person having the beneficial use of the building, structure or premises upon which the street graphic or other sign is located.
 - 2. If the bill has not been paid within thirty (30) days, the unpaid charge shall constitute a lien upon the real estate. The City Attorney is hereby authorized to file a Notice of Lien in the office of the Recorder of Deeds of Madison County, Illinois, to foreclose this lien and to sue the owner of the real estate, or sign permittee, or their agent(s), in a civil action to recover the money due for the foregoing services, plus all expenses incurred pursuant to collection efforts including litigation expenses, plus reasonable attorney's fees to be fixed by the court. Any judgment shall be enforced in accordance with law.

Section 6-12 PENALTIES FOR VIOLATION

Any person who violates the provisions of this Ordinance shall be fined not less than \$100 nor more than \$750 for each offense. Each day that such violation continues shall be deemed a separate and distinct offense.

Section 6-13 DISCLAIMER OF ADMINISTRATIVE LIABILITY

No part of this ordinance shall create or imply any duty on the part of the City.

CITY OF GRANITE CITY - APPLICATION FOR SIGN PERMIT

BUILDING & ZONING DEPT. Phone: (618) 452-6218 FAX: (618) 452-6246

APPLICANT NAME: _____ **date:** _____

ADDRESS: _____ **phone:** _____

OWNER OF PREMISES WHERE SIGN IS TO BE ERECTED

Name: _____ **Phone:** _____

Address: _____

LOCATION OF BUILDING, STRUCTURE, OR LOT WHERE SIGN IS TO BE ERECTED:

Address: _____

DESCRIPTION OF SIGN:

Width: _____ Length: _____ Cost: _____ Total Sq. Ft. _____ Type of
Illumination: _____ Method of Support: _____ Free standing sign:
Yes _____ No _____ if Yes, height from ground level to top of sign: _____ if applicable. If attached to
building, does sign project more than 12" from wall or surface? Yes _____ NO _____

**ATTACH DRAWING OF SIGN showing dimensions and exact location on building or lot. Attach
current color photograph(s) of existing establishment showing all existing signs if applicable.**

Amount of building frontage of establishment which proposes to display graphic:
_____ Lin. Ft. (1 Sq. Ft. per 2 Lin. Ft. of building) _____ Sq. Ft. allowed

Total Sq. Ft. of all proposed graphics, including this proposed graphic and any existing graphics on
building frontage where proposed graphic is to be displayed _____ Sq. Ft.

Total free standing _____ Total on building face _____

**Is the sign advertising an establishment, merchandise, service, or entertainment which is sold,
produced, manufactured, or furnished - at the property on which said sign is located? (Off site
signs, billboards, are not allowed) Yes _____ No _____**

Is the sign's predominate feature the name of the business? Yes _____ No _____

Signature of Applicant _____ **Date:** _____

**(Signature verifies above information is correct and holds harmless the City of Granite City from
any inaccurate information)**

Sign permit number: _____ Fee paid: _____ Sign located in zone district: _____

Application approved by _____ (Zoning Administrator) Date: _____

ARTICLE VII GRAPHIC REVIEW BOARD, VARIANCE, APPEALS

Section 7-1 CREATION OF GRAPHICS REVIEW BOARD

- A. There is hereby created in the City a Sign Graphics Review Board which shall hear all appeals in matters arising under this Ordinance and shall perform such other duties as the City Council may prescribe.
- B. The Graphic Review Board shall consist of five (5) members, all of who shall reside within the City. The composition of the Board shall be as follows:
 - 1. One individual having formal training in architecture, design, structural engineering, urban affairs, or fine arts.
 - 2. One or two members of the Plan Commission;
 - 3. One representative of the Chamber of Commerce; and
 - 4. Two members selected from the community at large.
- C. Each Board member shall be appointed by the Mayor with the advice and consent of the City Council. The board shall select one of its members to act as Chairman.
- D. Each Board member shall hold office for two (2) years from the date of his/her appointment, and until his/her successor has been selected and qualified. At the initial appointment of the Board, three (3) members shall be appointed for two (2) year terms and two (2) members for one (1) year terms, thereafter all appointments shall be for two (2) year terms.

Section 7-2 BOARD MEETINGS

Meeting of the Graphics Review Board shall be held at the call of the Chairman or any two (2) members, or at such times as the Board may determine. Three (3) members of the Board shall constitute a quorum, and an affirmative vote of at least three (3) members shall be necessary to authorize any action of the Board. All hearings and deliberations of the Board shall be open to the public.

Section 7-3 APPLICATIONS FOR VARRIANCES

- A. Every application for a variance shall be filed with the Zoning Administrator on a prescribed form. The Administrator shall promptly transmit said application to the Sign Graphics Review Board.

- B. The application shall contain sufficient information to allow the Board to make an informed recommendation, and shall include, at a minimum, the following:
1. Name and address of the applicant;
 2. location of the street graphic for which the variance is sought;
 3. full and detailed explanation of the grounds for the variance request;
 4. specific section(s) of this Ordinance containing the regulations which, if strictly applied, would cause a serious problem; and
 5. any other pertinent information that the Zoning Administrator may require.

Section 7-4 FEES

The fee for filing a variance request shall be the prevailing fee as established by the City Council plus postage.

Section 7-5 PUBLIC HEARING

- A. The Graphic Review Board shall hold a public hearing on each variance request within a reasonable time (not to exceed 90 days) after the variance application is submitted to them. At the hearing any interested party may appear and testify, either in person or by duly authorized agent or attorney.
- B. Notice by the petitioner indicating the time, date, and place of the hearing, and the nature of the proposed variance shall be given not more than thirty (30) nor less than fifteen (15) days before the hearing by publication in a newspaper of general circulation within the City of Granite City.

Section 7-6 ADVISORY REPORT

Within a reasonable time after the public hearing, the Sign Graphics Review Board shall submit an advisory report on the requested variance to the City Council.

Section 7-7 CRITERIA FOR VARIANCE DETERMINATION

The Sign Graphics Review Board shall not recommend nor shall the City Council grant a variance unless it finds:

- a. that the street graphic for which the variance is sought, or the building or premises on which such graphic is situated is subject to special conditions or circumstances peculiar to such graphic, building, or premises; and
- b. that the special conditions or circumstances are such that a variance is essential to prevent great practical difficulty and/or hardship, and to make possible the reasonable use of the building or premises; and
- c. that the proposed street graphic variance is the minimum variance which will permit such reasonable use; and
- d. that the granting of the variance will be consistent with the purposes and intent of this Ordinance, and will not be injurious to the area in which the graphic will be located or otherwise detrimental to the public welfare; and
- e. that a variance rather than an amendment to this Ordinance is the more appropriate mechanism to handle the situation; the primary criterion for this determination shall be the degree of peculiarity of the conditions or circumstances engendering the variance request.

Section 7-8 DECISION BY CITY COUNCIL

The City Council shall act on every request for a street graphic variance at its next regularly scheduled meeting following submission of the Graphic Review Board's advisory report. The City Council may grant a street graphic variance by simple majority vote of all the members then holding office.

Section 7-9 APPEALS

- A. Persons aggrieved by any decision or order of the Zoning Administrator in any matter related to the interpretation or enforcement of any provision of this Ordinance may appeal to the Graphics Review Board.
- B. Every appeal shall be taken within thirty (30) days after such decision or order by filing with the Zoning Administrator and the Board, a written notice which specifies the grounds of appeal. The applicant shall pay the prevailing fee, publication cost, plus the required postage.
- C. After filing of an appeal, the Building Inspector shall transmit to the Graphic Review Board all records pertinent to the case. The Building Inspector shall take no further action on the matter pending the Board's decision, except for unsafe graphics which present an immediate and serious danger to the public.

- D. The Graphic Review Board shall hold a public hearing on the case no later than forty-five (45) days after the filing of the appeal notice. Any interested party may appear and testify at the hearing, either in person or by duly authorized agent or attorney.
- E. Notice indicating the time, date, and place of the hearing, and a brief description of the subject matter to be reviewed, shall be given not more than thirty (30) nor less than fifteen (15) days before the hearing:
 - 1. By publication in a newspaper of general circulation within the City; and
 - 2. by mail to the petitioner and to all properties within 100 feet from any lot line of the petitioner's property.
- F. Following the public hearing, the Sign Graphics Review Board shall transmit its recommendations to the City Council. The City Council shall act upon the recommendations, once placed on the council's agenda, at its next regularly scheduled meeting.